

# 7 Birrigai Square, Ngunnawal, ACT, 2913

## House For Sale

Wednesday, 23 October 2024



7 Birrigai Square, Ngunnawal, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Yash Sethi

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## Stylish, Low-Maintenance Living with Unmatched Convenience

New Door Properties proudly presents 7 Birrigai Square, Ngunnawal - a charming home that offers an inviting open-plan living and dining area, complemented by a spacious lounge with seamless access to the backyard. The interior features tiled flooring throughout, while the modern kitchen is equipped with a stone top, tiled splashback, and quality 600mm stainless steel appliances. All bedrooms are carpeted with built-in robes, and the bathroom includes a freestanding bathtub and vanity for added comfort. Perfect for outdoor entertaining, the property boasts a spacious pergola with a deck and a low-maintenance backyard. Additional features include a single carport, NBN connectivity, and a 5.5-star energy efficiency rating. Conveniently located near Ngunnawal Primary School, Gold Creek School, and just minutes from Gungahlin Town Centre, this home offers easy access to the Canberra CBD, making it ideal for families and professionals alike. Don't miss this opportunity to experience this wonderful home, schedule your inspection today! For more information, contact Yash Sethi @ 0406 551 043 or Abhi Parashar @ 0404 525 998.

Property features: 3 Bed | 1 Bath | 2 Car space - 314.00m<sup>2</sup> Block (approx.) • Single level separate tile 3-bedroom house • Open-plan living and dining • Spacious lounge area with backyard access • Tiled flooring throughout the house • Modern kitchen featuring a stone-top • Tiled splashback for easy cleaning • Stainless steel kitchen appliances • Appliances included cooktop, ducted rangehood and oven • All the bedrooms feature built-in robes • Carpeted bedrooms • The bathroom features a bathtub and vanity • Separate toilet • Reverse cycle split unit in living • Spacious pergola with deck • Low maintenance backyard • Gas hot water connected • Concrete slab on ground • EER 5.5 stars • NBN connected • Solar: 6.6kw • Year built: 1993 • Street orientation: East facing • House size: 79.40 m<sup>2</sup> (approx.) • Pergola and Decking: 15.00 m<sup>2</sup> (approx.) • Carport: 18.00 m<sup>2</sup> (approx.) • Block size: 314.00 m<sup>2</sup> (approx.) • Rates: \$594.00 per qtr (approx.)

Property location: • Proximity to Ngunnawal Primary School & Gold Creek School • Less than 3.0 km from Gungahlin Town Centre • Less than 15 km from Canberra CBD

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